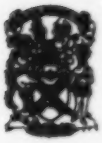
Annual Report

for the fiscal year
ending March 31, 1983

84- 3026 /

Nova Scotia Housing Commission

Nova Scotia



NOVA SCOTIA HOUSING COMMISSION

OFFICE OF THE MINISTER

To His Honour

The Honourable Alan R. Abraham, C.D.

May It Please Your Honour:

I have the honour to submit the Report of the Nova Scotia Housing Commission for the fiscal year April 1, 1982 to March 31, 1983.

Respectfully submitted,

Michael Laffin

Michael Laffin
Minister charged with the
Administration of the
Housing Development Act

NOVA
SCOTIA
HOUSING
COMMISSION

P.O. BOX 815 • DARTMOUTH, NOVA SCOTIA • B2Y 3Z3

To the Honourable Michael Laffin
Minister charged with the
Administration of the
Housing Development Act

Sir:

I have the privilege on behalf of the Nova Scotia Housing Commission to present my report on the work of the Commission for the year 1982-1983.

Respectfully submitted,

J. Alex MacLean
President of the Executive Committee

THE BOARD OF COMMISSIONERS

Members: D. A. Parker, Chairman
M. Dorey, Vice-chairman
J. Alex MacLean
M. H. F. Harrington
M. Stanbury
A. Hines
H. Connors
F. Healy
P. Hyland

THE EXECUTIVE COMMITTEE

Members: J. Alex MacLean, President
Michael Laffin
M. H. F. Harrington
M. Stanbury
A. F. Pinard

DIRECTORS

A. F. Pinard, Executive Director
O. G. Hubley, Director of Field Services
R. E. Boyd, Director of Finance
E. A. Clarke, Director of Planning Services
M. D. MacGray, Director of Administration

CONTENTS

	Page
Introduction	11
Organization	14
Program Summary	17
Housing for Senior Citizens	20
Housing for Families	23
New Home Mortgage Program	26
Provincial Housing Emergency Repair Program	27
Small Loans Assistance Program	28
Senior Citizens Assistance Program	29
Access-A-Home Program	30
Rural and Native Housing Program	31
Self Help Housing Program	33
Lease Purchase Housing Program	34
Neighbourhood Improvement Program	35
Non-Profit Co-operative Housing Program	36
Solar Heating Demonstration Projects	37
Housing Authorities	38
Land Acquisition and Development Program	39
Audited Financial Statements	45

INTRODUCTION

The Nova Scotia Housing Commission was created in 1932 by an Order-in-Council and operated under the Housing Act, which was proclaimed in the same year. It was replaced by the Housing Commission Act in 1953 and the Housing Development Act in 1967.

The original legislation, which was a vanguard in Canada, was the result of a housing report which revealed "the existence of insufficient and inadequate housing accommodations, especially for those in lower income brackets."

The Commission's mandate is to provide adequate and affordable homes for Nova Scotians. Its first project in 1938 was the Arnold Co-operative Housing Limited in Reserve Mines. There are approximately 7,500 co-operative housing units in Nova Scotia.

In the early 1950's in partnership with Canada Mortgage and Housing Corporation, the Commission entered the public housing field and in 1966 expanded this program to include senior citizens housing. Today there are more than 6,000 senior citizens apartments and almost 3,000 family units in the province.

As growth occurred in the housing sector the demand for serviced land grew and the Commission began a program of land development. Sackville Lakes, Forest Hills and the Cape Breton Land Assembly are the three major projects that have been undertaken over the years in addition to a number of smaller subdivisions throughout the province. To the end of March, Sackville, Forest Hills and the Cape Breton Land Assembly have produced 2,700, 2,062 and 275 serviced lots respectively.

The remaining smaller projects have provided 1,492 serviced lots for a total of 6,527 residential building lots. This is in addition to the many school, church, commercial and recreational sites that have been provided.

In October the Province advanced $7,500,000 for new construction under the Lease Purchase Program.

Maximum home sizes established for the program were 1100 square feet for bungalows and split entries and 1300 square feet for one and one half and two storey homes. Late in the fiscal year changes were made in the program enabling the Commission to issue tender calls for several units at one time and also multi-unit projects.

The Bulk Lot Sales Program continues to operate successfully and consideration is being given to extending it to Commission-owned land throughout the province. The minimum number of lots for a purchaser to participate in the program has been reduced from five to three.

In an effort to stimulate the sale of Commission-owned lots in all regions, a new program, known as the "Buy Now - Build Later" program, was approved for a 12 month period. Its purpose is to give first time home buyers an opportunity to purchase an equity position in Commission land holdings in advance of construction of a new home.

Under terms of the program the applicant may purchase only one single family or semi-detached lot. The program is not available to builders or developers. The purchase price for the lot is the Commission's list price and an applicant is required to make a 10 per cent down payment in order to qualify. The Commission takes a first mortgage for a term not exceeding 60 months from the date of closing with the rate being fixed at 14 per cent.

During the year the Commission entered into a multiple listing agreements with real estate agents for the sale of 23 building lots in the Willow Park Subdivision in Amherst and 23 lots in the Moore Subdivision of the Middleton land assembly.

Also during the year the Commission acted upon an Executive Committee recommendation and earmarked $55,000 for road construction purposes to the Preston Area Housing Fund of which Margaret Stanbury is chairman. The fund was established by an Act of the Legislature with one of its objectives being to provide financial assistance to residents of Preston for the purpose of providing better residential housing.

Although non-profit co-operative housing is administered directly by C.M.H.C. through Section 56.1 of the National Housing Act, the Commission has been instrumental in ensuring the success of three co-operatives which undertook new construction projects. By providing interim financing at reasonable cost the Commission has enabled these co-operatives to make their necessary financial commitments before first mortgage draws are available.

During 1982-83 Chameleon Housing Co-operative Limited and Cranberry Lake Housing Co-operative Limited received funding under this program. Chameleon, which built 22 townhouses in Lower Sackville was advanced $130,000 and the Cranberry Lake Co-operative received $200,000 in interim financing for 60 units in Forest Hills. Both of these projects and

repayment of the advances are scheduled for later in 1983 when the funds will be distributed in a similar fashion for other projects.

In 1982, the Executive Committee gave approval for the Housing Commission to participate and act as delivery agent for the federal program known as P.U.S.H. (Purchase and Use of Solar Heating). This program is administered and funded by the Solar Programs Office, a section of the federal Department of Public Works.

Two goals of the program are to make use of renewable energy resources thus reducing conventional oil consumption and to provide a market for the solar heating industry.

Four projects were approved in 1982 for participation in the program. The Nova Scotia Housing Commission, as the delivery agent, oversaw the design, administered the tendering process, and awarded contracts for the installation of roof-mounted solar systems for the preheating of the domestic hot water supply for projects located in Sydney, Antigonish County, Bridgewater and Yarmouth.

The Commission's Senior Citizens Assistance Program, designed for senior citizens who wish to stay in their own homes, provides funds up to $3,000 in the form of a forgivable loan.

In the fiscal year, 1,363 such loans were processed by the Commission and a total of $3,445,189 advanced to applicants.

The Commission's Provincial Housing Emergency Repair Program, designed for families whose homes have severe health or safety hazards, provides grants of up to $2,500.

In the fiscal year, 160 such grants were processed by the Commission and a total of $341,051 advanced to applicants.

The initiatives undertaken by the Commission in the 1982-83 fiscal year in concert with various federal and provincial government departments and agencies have enabled the private sector to weather some very difficult market conditions related to the economy.

These initiatives have also enabled the Commission to adopt more flexible approaches in fulfilling its mandate to provide more and better housing for Nova Scotians wherever they reside.

ORGANIZATION

The Nova Scotia Housing Commission is organized into three divisions, Field Services, Planning Services and Finance.

FIELD SERVICES

The Field Services Division is comprised of Head Office staff, regional offices in Sydney, New Glasgow, Bedford, Middleton and the Forest Hills Sales Office.

The main responsibility of the Field Services Division is the delivery of all Housing Commission programs in the province. The division formulates policies and procedures relating to the delivery of programs in consultation with other divisions of the Commission and with the public. Other areas of the division's responsibilities include supervision of road, water and sewer service construction; land sales, and liaison with municipalities, housing authorities, other provincial government departments and agencies as well as departments of the federal government on matters relating to housing.

In partnership with Canada Mortgage and Housing Corporation, Field Services is responsible for the implementation of a number of Federal-Provincial cost shared programs including the Public Housing Program, Rural and Native Housing Program, Lease Purchase Housing Program and the Non-Profit Housing Program.

Field Services is responsible for the implementation of a number of Provincially financed Programs. These include Self-Help Housing, Senior Citizens Assistance, Provincial Housing Emergency Repair, Small Loans Assistance Program and Land Development.

PLANNING SERVICES

The Planning Services Division provides the multi-professional services required by the Housing Commission in planning, architecture and engineering, as well as the related technical and support requirements.

The division is responsible for the long range planning, programming and forecasting for the Commission which includes such detailed activities as housing studies including need and demand surveys, economic projections, preparation of capital budgets and programs, project scheduling and maintenance of statistical records, housing data and library services. The division also plays a very active role with municipal units in the province and represents the Commission on most provincial and federal government committees regarding housing issues.

Design services and production of tender documents for all capital projects, including both land servicing and building construction, is the responsibility of this division. It also does master planning and subdivision

design work for large multi-phased projects such as land assembly development. Project approvals from government agencies including subdivision approval, final lot approval, zoning approval, development permits, health and environmental approvals and approval of the Fire Marshal's Office are the responsibility of the division. The division sets the terms of reference for the hiring and supervision of the work of outside consultants including electrical and mechanical engineering, architecture, planning and survey work.

Land servicing projects of the division include the preparation of subdivision plans and the engineering design of water, sanitary and storm sewer systems and street networks for each of the serviced lots. The division carries out the architectural and servicing design required for senior citizens housing complexes.

Evaluation of properties prior to acquisition and disposal, planning and detailed design standards for the development of Housing Commission properties, and the administration of neighbourhood improvement programs, also come under this division.

FINANCE

The Finance Division is responsible for all financial and accounting matters within the Commission and for accounting matters relating to approximately 45 housing authorities throughout the province. It exercises responsibility for accounting systems of the Commission including capital expenditures detailed by cost element, recoveries, subsidies, mortgage accounting, Order-in-Council commitment accounting and cost sharing.

The division is responsible for operating an expenditure approval system for all capital, operating and subsidy expenditures; the preparation of cheque requisitions for forwarding to the Department of Finance; and the disbursement of cheques to creditors. It receives all mortgage payments, recoveries of billings made to CMHC and municipalities on cost-shared programs, and miscellaneous payments, and deposits them daily in the Commission's bank account. The division also assumes responsibility for all aspects (including payment of taxes, and making certain that security is insured against fire) of the administration of a mortgage and loan portfolio in excess of $100,000,000.

The division also co-ordinates the preparation of annual operating, subsidy and capital cash flow budgets for the Commission, as well as monitoring performance against them during the year. It is also responsible for all mortgage and loan collection activity and the initiation of foreclosure

and judgement action. Also included in the division's responsibilities is the monitoring of the financial affairs of all housing authorities in the province, the development of standard accounting systems for them and the training of their accounting staffs.

ADMINISTRATION

The Administration Division is responsible for the provision of all common support services for the department relating to administrative support, staff relations, legal services and records management matters.

The division coordinates all initiatives undertaken by the department relating to office automation, including electronic data processing, word processing and office systems requirements. This includes efforts undertaken directly within the department as well as full coordination of all activities with peripheral agencies such as the Housing Authorities.

The division is responsible for the provision of all central administrative services required by the department. These include public relations, promotion, information services, policy and procedure development, purchasing and Executive Committee support.

Integral components of the division's activities relate to a comprehensive range of legal services to provide in-house legal advice to staff on all departmental activities; the implementation of all staff support services and coordination of all efforts on behalf of the department to promote employment creation opportunities; and, the coordination and control of the department's full records management system.

EXECUTIVE COMMITTEE

As provided for in the Legislation, the Executive Committee is responsible to the Minister-in-Charge of the Housing Development Act for the administration of the Commission. It meets once a week to consider recommendations brought forward by staff.

Members of the Executive Committee are also members of the Board of Commissioners which meets quarterly to consider matters relating to the Commission's activity.

PROGRAM SUMMARY

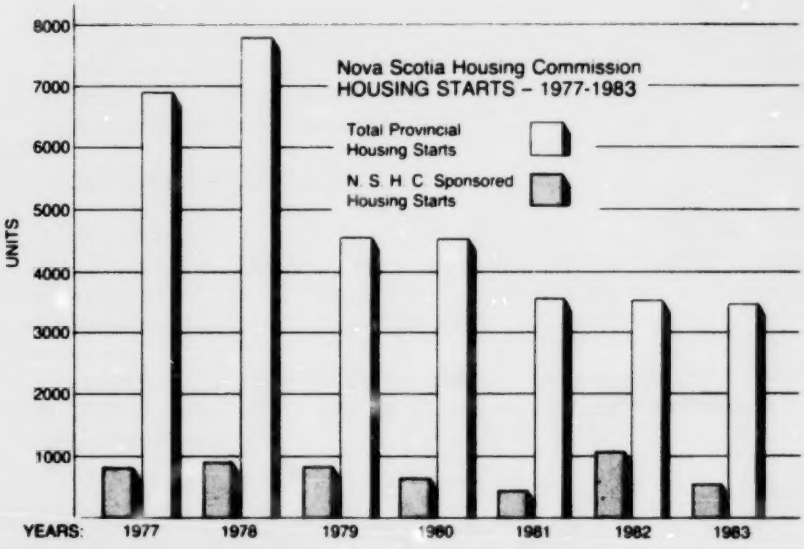
Program	Number of Approved Applicants-Units	Funds Approved
Senior Citizens Public Housing	217	$ 6,517,308
Family Unit Public Housing	82	3,964,740
New Home Mortgage	19	724,242
Self-Help Housing	118	4,602,555
Lease Purchase Housing	116	5,390,102
Access-A-Home	85	99,436
Provincial Housing Emergency Repair	160	341,051
Small Loans Assistance	32	127,288
Senior Citizens Assistance	1,363	3,445,189
Land Servicing		936,419
Land Acquisition		1,390,373
Rural and Native	150	6,841,000
Solar Heating	141	132,860
		$34,512,563

NOVA SCOTIA HOUSING COMMISSION
HOUSING STARTS 1977 - 1983

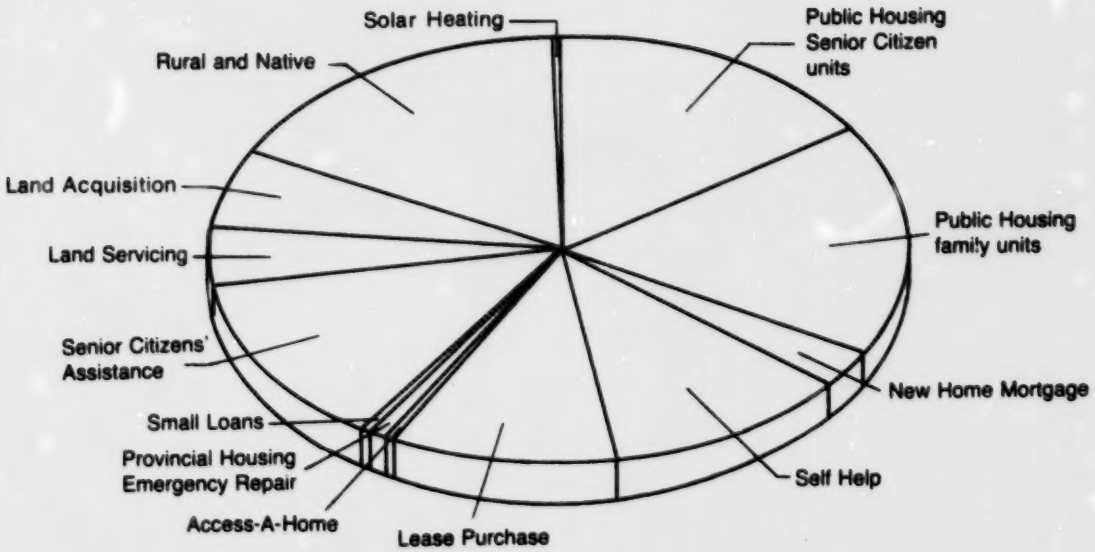
April 1 to March 31	NSHC Sponsored[1] Housing Starts	Total Provincial Housing Starts
1977	821	6,810
1978	919	7,714
1979	830	4,605
1980	700	4,609
1981	615	3,738
1982	1,077	3,716
1983	720	3,670*

1 Represents a combination of construction starts and applicant approvals for all Commission programs.

* Figures include preliminary starts for the period January to March, 1983 for N.S. Urban Areas only.



Nova Scotia Housing Commission
PROGRAM EXPENDITURES – 1982-1983



HOUSING FOR SENIOR CITIZENS

The goal of the Senior Citizens Public Housing Program is to provide affordable, comfortable, living accommodations for Nova Scotia's senior citizens.

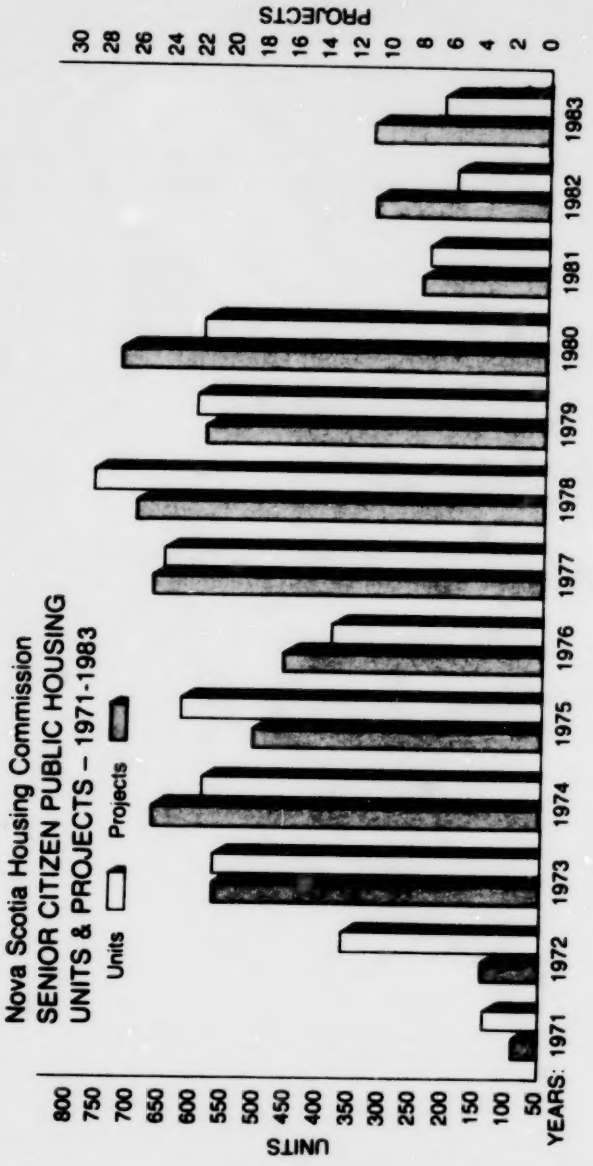
To qualify for the program applicants must be 58 years old or over and able to maintain their own apartment. Entry is not restricted to a particular group but priority is extended to individuals in the lower income groups through a point rating system. All applicants must have been resident in the particular community for 12 consecutive months within the last three years.

The Senior Citizens Public Housing Program forms part of the rent-geared-to-income public housing system. The rent is based on the gross family income of tenants and the scale is based on a fully serviced unit. The rent-to-income scale presently ranges between 16.7 percent and 25 percent of gross income.

Senior Citizens Public Housing projects are now being built under a federal-provincial partnership agreement through Section 40 of the National Housing Act. Both the capital and operating costs of the project are shared 75 percent federally by Canada Mortgage and Housing Corporation and 25 percent provincially by the province. The provincial share of the operating cost is divided between the province and the relevant municipality.

SENIOR CITIZENS PUBLIC HOUSING
TENDER AWARDS

Location	No. of Units	Tender Award Amount
Amherst	21	$ 122,399
Amherst	9	422,500
Dartmouth	6	167,153
Forest Hills	15	485,107
Freeport	15	513,586
Glace Bay	20	632,993
Halifax	43	1,387,300
Lunenburg	15	489,450
New Waterford	24	730,000
Sackville	14	503,070
Springhill	15	423,750
Sydney Mines	20	640,000
TOTAL	217	$6,517,308


Nova Scotia Housing Commission
SENIOR CITIZEN PUBLIC HOUSING
UNITS & PROJECTS – 1971-1983
Units
Projects
UNITS
PROJECTS
YEARS: 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983

HOUSING FOR FAMILIES

The aim of the Provincial Family Public Housing Program is to provide affordable, comfortable, living accommodations for families in the low to medium income range.

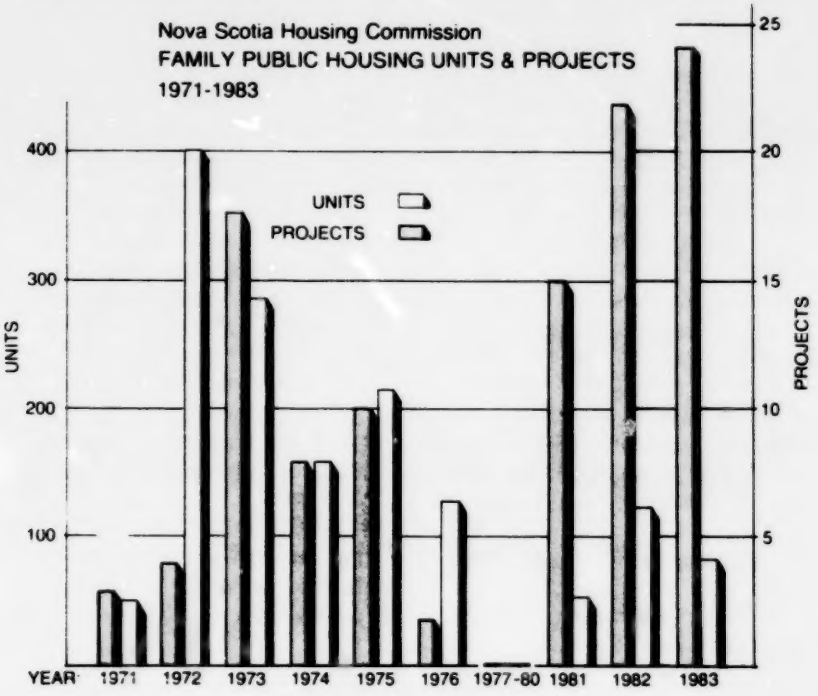
Qualification for a Family Housing unit is by means of a point scoring system. Points are allotted according to the families' needs, income presently being paid in rent and condition of present accommodation. Priority is given to the families with the highest points. Applicants must have been residents in the particular community for 12 consecutive months within the last three years.

The Family Housing Program forms part of the rent-geared-to-income public housing program. The rent is based on the gross family income of tenants and the rent scale is based on a fully serviced unit. The rent-to-income scale presently ranges between 16.7 percent and 25 percent of gross income, with deductions for services not provided.

Family Public Housing projects are built by the Commission and Canada Mortgage and Housing Corporation through Section 40 of the National Housing Act. Both the capital and operating costs of the projects are shared 75 percent federally and 25 percent provincially. The provincial share of the operating cost is divided between the province and the relevant municipality based on the municipality's ability to pay.

FAMILY UNIT PUBLIC HOUSING
TENDER AWARDS

Location	No. of Units	Tender Award Amount
Amherst	3	$ 195,750
Aylesford	1	48,014
Canning	2	96,028
Canso	3	158,800
Cheticamp	1	45,275
Dartmouth	5	275,178
Dartmouth	8	450,000
Halifax	8	409,000
Halifax	8	215,000
Inverness	3	135,825
Kings County	4	192,056
Kingston	1	48,014
Louisdale	2	94,000
New Glasgow	8	386,429
New Waterford	1	43,700
New Waterford	2	146,127
North Sydney	3	131,100
Parrsboro	5	223,548
Petit de Grat	2	94,000
Pugwash	1	65,250
Sydney	3	131,100
Sydney Mines	3	131,100
Trenton	4	193,215
Windsor	1	56,106
TOTAL	82	$3,964,740


Nova Scotia Housing Commission
FAMILY PUBLIC HOUSING UNITS & PROJECTS
1971-1983
UNITS
PROJECTS
400
300
200
100
20
15
10
5
25
UNITS
PROJECTS
YEAR
1971
1972
1973
1974
1975
1976
1977-80
1981
1982
1983

NEW HOME MORTGAGE PROGRAM

This program effectively ended in 1981-1982 but activity continued in 1982-1983 to give final mortgage approval to those who received tentative commitments the previous year. The New Home Mortgage Program offered special interest rates to new home buyers and helped stimulate the construction of detached, single-family dwellings.

The program featured a fixed interest rate, ranging from 11 to 15 per cent depending on income, over the life of the mortgage. The mortgage amortization period did not exceed 25 years but could be negotiated for a shorter period. Mortgages, themselves, could be paid out at any time without penalty.

Maximum mortgage amounts varied according to location. For the Halifax-Dartmouth Metropolitan area, Sydney, Glace Bay, New Waterford and Sydney Mines, the maximum was $48,000: in towns the maximum was $46,500 and in rural areas the maximum was $43,000.

Mortgages issued under terms of the program were not assumable, a stipulation made in program regulations to encourage continuous ownership and occupancy. If title to the property was transferred, the entire mortgage became due and payable.

NEW HOME MORTGAGE PROGRAM

Region	No. of Applicants	Mortgage Funds Approved
1	1	$ 16,369
2	2	90,900
3	16	621,049
4	-	(4,076)
TOTAL	19	$724,242

PROVINCIAL HOUSING EMERGENCY REPAIR PROGRAM

The Provincial Housing Emergency Repair Program (PHERP) provides grants of up to $2,500 to families who cannot afford to do emergency repairs needed to preserve their home as a habitable unit.

The applicants must own or have a life interest in the home. Priority shall be given to persons with an income of $6,000.00 per year or less. A grant received under the program shall be used for home repairs with first consideration being given to items related to health and safety standards.

A housing unit shall be a detached unit, semi-detached, a row housing unit or a mobile home.

Repairs to wiring, roofs, septic tanks, wells and windows are examples of work that has been done under this program.

PROVINCIAL HOUSING EMERGENCY REPAIR PROGRAM

Region	No. of Applicants	Amount of Grants
1	34	$ 71,004
2	28	63,013
3	59	125,905
4	39	81,129
TOTAL	160	$341,051

SMALL LOANS ASSISTANCE PROGRAM

The Small Loans Assistance Program was not allocated new funds in 1982-1983, but money left from the previous year was carried over into 1982-1983. The program provides low interest loans for repairs, alterations or additions to and for completion or partial completion of a single family home.

Loans are available from $1,000 to $10,000 and vary from a maximum five year term for one of $5,000 or less to a maximum of 10 years for loans from $5,001 to $10,000.

The program is geared for families with an adjusted income of less than $17,000 a year. The interest rate is six percent for those having an adjusted family income of $12,000 per annum or less, 10 percent for those having an adjusted family income of $12,001 to $14,000 and the provincial borrowing rate at the time of approval for all others.

Loans are secured by a first or second mortgage on the house. When a second mortgage is taken, the balance owing on the first mortgage must not exceed 50 percent of the appraised value of the home.

SMALL LOANS ASSISTANCE PROGRAM

Region	No. of Applicants	Amount of Loans
1	5	$ 14,018
2	3	22,500
3	19	66,990
4	5	23,780
TOTAL	32	$127,228

SENIOR CITIZENS ASSISTANCE PROGRAM

This program is designed to help senior citizens who wish to stay in their homes but cannot afford the repairs that would make this possible.

A forgivable loan is given for the actual cost of labour and material up a to a maximum of $3,000. The loan is secured by a forgivable loan agreement and is forgiven at the rate of $50 per month, as long as continued ownership and occupancy criteria are met.

To qualify for the program either spouse must be 65 years old or over, have a combined annual income of $12,000 or less, own, be part owner or have a life interest in the home, and must also reside in the home. Only in cases of extreme emergency will an applicant be eligible if previous assistance under any federal provincial rehabilitation program has been received.

The home must be a single family unit, including detached, semi-detached, or one unit of row housing. If title to the house is transferred, the unforgiven balance becomes due and payable.

SENIOR CITIZENS ASSISTANCE PROGRAM

Region	No. of Applicants	Amount of Grants
1	273	$ 708,033
2	253	664,680
3	527	1,283,085
4	310	789,391
TOTAL	1,363	$3,445,189

ACCESS-A-HOME PROGRAM

The Access-A-Home Program offers financial assistance for home renovations to individuals or members of their family who are confined to a wheelchair because of a long term disability.

The individual or applicant is given a grant to cover the cost of labour and materials needed to eliminate architectural barriers. Remodeled bathrooms, lowered light switches, chair lifts and ramps are all examples of work that has been done through this program.

ACCESS-A-HOME PROGRAM

Region	No. of Applicants	Amount of Grants
1	21	$22,386
2	15	16,574
3	30	37,280
4	19	23,196
TOTAL	85	$99,436

RURAL AND NATIVE HOUSING PROGRAM

The Rural and Native Housing Program provides assistance to low income families for the construction of new homes and the repair of existing ones. Funds are available to persons living in areas having populations of 2,500 or less. Priority is given to individuals having the poorest housing, the lowest income, and the largest families.

This program is undertaken by the Commission together with Canada Mortgage and Housing Corporation through Section 40 of the National Housing Act. Loans are made for private ownership of a single family home and are repaid over a 25-year period with payments being based on income. If individual payments are insufficient to meet full amortization charges, (principal, interest, and taxes) the federal-provincial partnership will make up the difference. The subsidy is shared on a 75 to 25 percent ratio.

Applications for assistance under the program are made through the non-profit delivery group operating in a particular area. The applications are then forwarded to Canada Mortgage and Housing Corporation and the Nova Scotia Housing Commission for approval.

RURAL AND NATIVE HOUSING

County	Number of Units	Amount
Annapolis	5	$ 228,030
Antigonish	4	182,427
Cape Breton	12	547,272
Colchester	10	456,060
Cumberland	12	547,272
Digby	5	228,030
Guysborough	5	228,030
Halifax	14	638,498
Hants	6	273,657
Inverness	11	501,677
Kings	10	456,060
Lunenburg	3	136,821
Pictou	6	273,657
Queens	3	136,821
Richmond	11	501,677
Shelburne	2	91,214
Victoria	11	501,677
Yarmouth	10	456,060
Native Council of Nova Scotia	10	456,060
TOTAL	150	$6,841,000

SELF HELP HOUSING PROGRAM

The Nova Scotia Housing Commission has been helping families to build their own homes for over 40 years. In April, 1982 loans were made available to Nova Scotians who wished to build a house or purchase and renovate an existing one.

Depending on the appraised value of the complete house, the maximum loan amount is $51,000 in Metro Halifax-Dartmouth and $45,000 in other areas of the province. Loans are made to people with a gross family income of $30,000 per year or less.

The loans are repayable over a maximum of 25 years. The current interest is one-half percent above the provincial borrowing rate, which is subject to change quarterly. The maximum loan is also limited to monthly payments that do not exceed 27 percent of the family's gross income.

All proposed building sites must be approved by the local municipal planning authority and the Housing Commission. Although the house design is the selection of the individual, it must meet the Housing Commission's guidelines of modest size and design.

Assistance in completing the necessary documentation, as well as technical help with the actual construction of the house is provided free of charge by the Housing Commission staff.

SELF HELP HOUSING PROGRAM

Region	No. of Approved Applicants	Mortgage Funds Approved
1	27	$ 994,557
2	14	550,854
3	53	2,184,494
4	24	872,650
TOTAL	118	$4,602,555

LEASE PURCHASE HOUSING PROGRAM

The Lease Purchase Housing Program is designed to help low and middle income families to have homes of their own. Applicants must have family incomes averaging $24,000 per annum or less, depending on the amount of annual property taxes.

Homes must be single-family dwellings, either newly constructed or existing and may be detached, semi-detached or one of a unit of row housing.

House plans, specifications and building lots are approved by the Housing Commission in accordance with Canada Mortgage and Housing Corporation's regulations.

Eligible applicants acquire units under a Lease Purchase Agreement which allows them to purchase the home within the first nine years of occupancy at the original capital cost, provided they have accumulated $1,500 equity in the unit. This may be an initial contribution or accumulated during occupancy through improvements. After purchasing the home the tenant must remain in it for a further five years in order to qualify for all of the appreciated value.

The applicants pay 25 per cent of their income as rent and are responsible for any on-going maintenance and all utilities. The balance of the operating costs are provided by Canada Mortgage and Housing Corporation with the Housing Commission responsible for the administration of required capital replacement, insurance, and property tax payments.

LEASE PURCHASE HOUSING PROGRAM

Region	No. of Approved Applicants	Mortgage Funds Approved
1	33	$1,421,322
2	2	81,700
3	80	3,846,580
4	1	40,500
TOTAL	116	$5,390,102

NEIGHBOURHOOD IMPROVEMENT PROGRAM

This program is designed to help municipalities revitalize older neighbourhoods by providing grants to improve social and recreational facilities and to upgrade existing municipal services.

There are a total of 46 NIP areas in 23 municipalities across the province. Although no additional funds were committed to the program after 1977, program activity is expected to continue until December 31, 1983. Provincial spending under the program in 1982-1983 was $295,080.34.

Year	Federal Grant	Provincial Grant
1974		
3 Communities	$ 2,670,000	$ 801,000
1975		
13 Communities	2,400,000	720,000
1976		
8 Communities	2,650,000	795,000
1977		
12 Communities	3,000,000	900,000
TOTAL	$10,720,000	$3,216,000

INTERIM FINANCING FOR NON-PROFIT COOPERATIVE HOUSING

Although non-profit cooperative housing is administrated directly by Canada Mortgage and Housing Corporation through Section 56.1 of the National Housing Act, the Nova Scotia Housing Commission has been instrumental in the success of three cooperatives which undertook new construction projects.

By providing interim financing at reasonable interest rates the Commission has enabled these cooperatives to make their necessary financial commitments before first mortgage draws are available.

In 1981, the award winning project of Jim MacDonald Housing Cooperative Ltd. was the first to benefit from this program. During 1982-1983 Chameleon Housing Cooperative Limited and Cranberry Lake Housing Cooperative Limited received funding under this Program.

Chameleon, which built 22 townhouses in Lower Sackville, was advanced $130,000. Cranberry Lake received $200,000 in interim financing for 60 units in Forest Hills. Completion of these projects and repayment of the advances is scheduled for later in the 1983-1984 fiscal year.

SOLAR HEATING DEMONSTRATION PROJECTS

In April of 1982 the Housing Commission became delivery agent for the P.U.S.H. Program ... Purchase and Use of Solar Heating program. This Program is administered and funded by the Solar Programs Office, a section of the Federal Department of Public Works. P.U.S.H. is a part of the Federal Government's overall Energy Conservation Program and has two goals:

1. To make use of renewable energy resources thus reducing conventional oil consumption; and

2. To provide a market for the solar heating industry.

Four projects were approved in 1982-1983 and the Commission oversaw their design, administered the tendering process and awarded contracts for the installation of self mounted solar systems for the preheating of the domestic hot water supply.

SOLAR HEATING DEMONSTRATION PROJECTS

Location	Projects	Value
Antigonish	40 Senior Citizens Units	$ 42,600
Bridgewater	49 Senior Citizens Units	37,500
Sydney	22 Senior Citizens Units	25,960
Yarmouth	30 Senior Citizens Units	26,800
TOTAL	141	$132,860

HOUSING AUTHORITIES

All Public Housing Projects (Senior Citizens and Family Units) constructed under Section 40 or 43-44 of the National Housing Act are administered by a local or regional Housing Authority. The Housing Authorities with the exception of the Halifax Housing Authority, have been established by provincial Orders-In-Council to manage, maintain and administer these projects.

Being local corporate bodies Authorities have freedom of action within the policies which are contained in the Housing Commission's Manual and the Housing Authority Agreement made between Canada Mortgage and Housing Corporation, the Nova Scotia Housing Commission, the relevant authority and the municipality.

It is the purpose of the policies to ensure that basic policies are implemented in a uniform manner throughout the province, while permitting the Authorities latitude in dealing with unique situations pertaining to each community.

The number of members appointed to a housing authority is determined by the size of the portfolio to be administered. Appointments to the authority are made by the provincial minister charged with administering the Housing Development Act.

Appointees to a local authority are selected by a nominating committee representing all three levels of government; while in the case of a regional authority the appointees are selected by the municipalities involved, along with appointees of the federal and provincial governments. Elected persons holding federal, provincial or municipal offices are not eligible.

There are presently 45 housing authorities established in the province administering some 9,000 units, representing approximately 6,000 senior citizens units and 3,000 family units.

LAND ACQUISITION AND DEVELOPMENT PROGRAM

The Commission's Land Acquisition and Development Program is designed to increase the supply of serviced land in Nova Scotia and to create well planned, new communities.

In some instances the Commission's land assemblies create entire new communities, with areas for low density residential development as well as commercial and institutional areas. In addition, substantial parkland areas are set aside for public recreational use.

Sizeable projects have been undertaken in the Halifax-Dartmouth Metropolitan area, Cole Harbour, Lower and Middle Sackville and Sydney. A number of smaller projects have been undertaken throughout the province.

The Commission, through this program, plans a project, services the land and sells the building sites, whether they are for single family units, duplexes, townhouses, multi-family units or commercial and institutional projects.

The Commission provides financial assistance and management expertise to municipalities experiencing or anticipating a shortage of reasonably priced residential land.

The Commission's 1982-1983 Land Servicing activity saw the substantial completion of the servicing contract in Phase 11 in the Sackville Lakes Development which provided the installation of water, sanitary and storm sewer services and road construction including the construction of First Lake Drive.

A tender for the installation of concrete curb and initial asphalt paving of the roads in Phase 11 Sackville (including First Lake Drive) was awarded in February 1983. This meant an early spring paving to allow mid-summer marketing of fully serviced lots in Phase 11 capable of supporting 258 units of housing.

In October, 1982 a tender for the installation of concrete curb and initial asphalt paving of roads in Phase 6, Forest Hills was awarded and fully executed to meet the demand of 91 fully serviced lots in the Forest Hills Development.

A tender for the installation of concrete curb and initial asphalt paving of roads in Phase 6 of the Forest Hills Development was awarded in

February, 1983 to provide 306 fully serviced lots for marketing by mid-summer.

Tenders were awarded in February, 1983 for the final paving of roads in Phase 9 and Town Centre-1, Forest Hills as well as in Phase 5N, Sackville, in order to effect the transfer of road rights-of-way in these areas to the Department of Transportation.

Building lots were created via subdivision of Commission land in Mulgrave (16 lots on Murray Street) and in Westmount (4 lots on Murphy Road.)

LAND ACQUISITION

Location	Acres	Lots
Amherst	0.81	3
Dartmouth	0.7	
Digby County	1.27	
Freeport	1.99	
Glace Bay		4
Halifax	1.56	1
New Glasgow	0.36	3
Parrsboro		5
Sydney River	0.78	
Trenton		3
Upper Nappan	1.83	
Yarmouth	1.52	
TOTAL	10.82	19

LAND SERVICING
TENDER AWARDS

Location	Type of Work	Amount	No. of Lots Created
Forest Hills, Phase 6	Paving	$184,992	91
Forest Hills, Phase 6, 9 TC-1	Paving	392,486	306
Sackville Phase 5N, 11, and First Lake Drive	Paving	358,940	258
TOTAL		$936,418	655

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
FINANCIAL STATEMENTS
March 31, 1983

NOVA SCOTIA HOUSING COMMISSION
FINANCIAL STATEMENTS
MARCH 31, 1983

CONTENTS

	Page
Auditor's Report	49
Balance Sheet	50
Statement of Continuity Funds Provided by the Consolidated Fund	51
Statement of Continuity Housing Development Fund Advances	52
Statement of Revenues and Expenditures	53
Statement of Continuity Housing Development Fund	54
Notes to Financial Statements	55
Schedules Supporting Financial Statements	59

OFFICE OF THE AUDITOR GENERAL
NOVA SCOTIA

AUDITOR'S REPORT

To the President and Members
of the Executive Committee
Nova Scotia Housing Commission

I have examined the balance sheet of the Nova Scotia Housing Commission as at March 31, 1983, the statements of revenues and expenditures and continuities of funds for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Nova Scotia Housing Commission as at March 31, 1983, and the results of its operations and the continuities of the funds for the year then ended in accordance with the accounting policies set out in note 1 to the financial statements applied on a basis consistent with that of the preceding year.

A.W. Sarty
Auditor General

Halifax, Nova Scotia
July 22, 1983

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
BALANCE SHEET
AS AT MARCH 31, 1983

ASSETS

	1983	1982
Advances for the purchase of land	$ 223,269	$ 5,200
Accounts receivable (Schedule I)	5,123,543	7,198,979
Mortgage receivable (Schedule II)	107,576,164	103,841,117
Deferred charges (Note I)	53,847	294,950
Investment in land and housing projects (Schedule III) (Note I)	98,715,977	92,894,008
	211,692,800	204,234,254
Trust accounts held by Department of Finance	1,295,638	1,131,321
Due from the Consolidated Fund	2,436,968	95,062
	$215,425,406	$205,460,637

LIABILITIES

Accounts payable (Schedule IV)	$ 7,732,599	$ 5,415,910
Contractor's holdback payable	642,364	710,156
Notes payable (Schedule V)	83,398,293	86,838,628
	91,773,256	92,964,694
Trust accounts (Schedule VI)	1,295,638	1,131,321
Advances from the Housing Development Fund (Authorized $154,000,000)		
Advanced to the Commission	126,778,558	117,803,118
Less: Allowance for doubtful recoveries	4,422,046	6,438,496
Net advances	122,356,512	111,364,622
	$215,425,406	$205,460,637

Approved On Behalf Of The Executive Committee

J.A. MacLean
President

A.F. Pinard
Executive Director

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
STATEMENT OF CONTINUITY
FUNDS PROVIDED BY THE CONSOLIDATED FUND
FOR THE YEAR ENDED MARCH 31, 1983

	1983	1982
Due from the Consolidated Fund Beginning of year	$ 95,062	$ 1,476,248
Add-excess of expenditures over revenues	15,343,885	17,860,191
- Amount owing to partners and Housing Authorities	2,341,906	-
	17,780,853	19,336,439
Less-Contribution by Province of Nova Scotia	15,343,885	17,860,191
- Amount paid to partners and Housing Authorities	-	1,381,186
	15,343,885	19,241,377
Due from the Consolidated Fund End of Year	$ 2,436,968	$ 95,062

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
STATEMENT OF CONTINUITY
HOUSING DEVELOPMENT FUND ADVANCES
FOR THE YEAR ENDED MARCH 31, 1983

Housing Development Fund Advances Beginning of Year		$117,803,118
Add:	Public Housing Construction Costs	12,984,927
	Land Servicing Costs	3,712,926
	Repayment on Notes Payable	
	Co-op Mortgages	2,862,431
	Land Servicing	263,595
	Public Housing	87,894
	Lease Purchase Housing	2,499,294
	Mortgage Advances	
	Small Loans Assistance	359,695
	Rural and Native Housing	1,683,226
	Provincial Self-Help	5,596,525
	New Home Mortgage	3,643,703
	Canada-N.S. Home Insulation and Electric Conversion	2,960,097
	Other	476,536
	Transfer to gain on disposal and recovery of prior year's write offs	106,748
	Total Advances	37,237,597
		155,040,715
Less:	Recovery from C.M.H.C. - Public Housing	10,639,478
	Land Servicing recoveries	94,720
	Land Sales	4,203,837
	Repayments on Mortgages Receivable	
	Coop Mortgages	3,224,211
	Small Loans Assistance	385,635
	Provincial Self-Help	552,131
	Non-Profit Mortgage	88,472
	New Home Mortgage	14,110
	Canada-N.S. Home Insulation and Electric Conversion	7,111,496
	Other	513,592
	Write-Off of doubtful recoveries	1,434,475
	Total Recoveries	28,262,157
Housing Development Fund Advances End of Year		$126,778,558

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE YEAR ENDED MARCH 31, 1983

REVENUES

	1983	1982
Interest (Schedule VII)	$19,926,545	$15,256,240
Administrative recoveries	833,673	315,108
Gain on sale of Land	88,085	6,669
Reduction in allowance for doubtful accounts	581,975	-
Administration Fees	32,488	-
	21,462,766	15,578,017

EXPENDITURES

Interest on notes payable	7,752,737	7,632,903
Interest on capital advances	11,637,620	7,418,282
	19,390,357	15,051,185
Bad debt expense	-	901,755
Grants and assistance (Schedule VIII)	13,253,836	13,318,391
Administrative expense (Schedule IX)	4,154,017	4,161,862
Loss on rental operations	8,441	5,015
	36,806,651	33,438,208
Excess of expenditures over revenues	$15,343,885	$17,860,191

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
STATEMENT OF CONTINUITY
HOUSING DEVELOPMENT FUND
FOR THE YEAR ENDED MARCH 31, 1983

	1983	1982
Balance at beginning of year	$143,000,000	$132,000,000
Add: Authorization of the year	11,000,000	11,000,000
Balance at end of year	$154,000,000	$143,000,000
Comprising:		
Advances to the Commission	$126,778,558	$117,803,118
Committed to Canada Mortgage and Housing Corporation	12,823,902	12,921,757
Balance unadvanced	14,397,540	12,275,125
	$154,000,000	$143,000,000

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 1983

1. Significant Accounting Policies.

These financial statements reflect the combined economic activity of capital programs and operating functions of the Nova Scotia Housing Commission.

The Provincial share of capital programs is financed through the Housing Development Fund. Capital programs include the construction of Lease Purchase Housing Units for future homeowners, low interest loans for home rehabilitation, the assembly and servicing of land and the construction of public housing.

The Commission's excess of expenditures over revenues is funded by the Nova Scotia Housing Commission's Legislative Vote with the exception of items outlined in Note 2 to the financial statements. Operating revenues consist primarily of interest earned on capital loan programs. Operating expenditures include administration costs of the Commission, debt servicing costs, the Province's share of operating deficits on public housing projects, and other grants and assistance programs.

a) Deferred Charges

Under the 1977-78 Provincial Housing Emergency Repair Program, loans are forgiven at a rate of $750 per year and are charged to subsidy expense. Deferred charges represent the unforgiven portion of these loans. The forgiveness for the year ended March 31, 1983 amounted to $257,198. The balance of these loans will be forgiven in the next fiscal year.

b) Amortization

i) Under the agreements with our partners, the capital cost of public housing projects is amortized by equal annual charges to housing authorities over a period of fifty (50) years.

The principal portion of amortization will accelerate over the fifty years and amounted to $162,922 for the year ended March 31, 1983.

ii) Commission owned rental properties are amortized by equal monthly charges to rental operations over a period of twenty (20) or twenty-five (25) years.

The principal portion of amortization will accelerate over the twenty or twenty-five years and amounted to $14,606 for the year ended March 31, 1983.

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 1983

1. Significant Accounting Policies (cont'd)

c) Investment in Land and Land Assembly

Land and Land Assembly projects are carried at cost of acquisition plus servicing costs, capitalized interest charges and administrative costs where applicable. If recovery is doubtful the unrecovered capital cost is reduced by the amount of estimated losses on disposal until the net capital cost reaches a nominal value of $1.00.
Profit or loss on sale of land is recognized when the sale of the profit is complete. Until then, Land Sales are carried as deferred revenue.

d) Equipment

Equipment purchases are charged to expense in the year of acquisition.

e) Public Housing

Public housing projects are carried at cost which includes: site investigation costs, land costs, construction costs, administrative costs and interest during construction.

Section 40 projects are jointly owned by Canada Mortgage and Housing Corporation and the Nova Scotia Housing Commission. Therefore, only the Commission's 25% share of costs are reflected in the financial statements. Section 43 projects are owned by the Commission and are reflected at 100% of their costs.

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
NOTES TO FINANCIAL STATEMENTS
AS AT MARCH 31, 1983

2. Authorization of Net Operating Expenditures

The Commission's operating expenditures are authorized by votes of the Nova Scotia Legislature and are specifically identified with the Nova Scotia Housing Commission. Certain other expenditures or revenues however are charged or credited against accounts of the Province not specifically related to the Commission.

The current year's authorizations are detailed below:

Authorization by Nova Scotia Housing Commission Vote.

	Actual	Vote
Administrative vote	$ 4,154,017	$ 4,203,500
Grants and assistance vote	13,262,277	14,641,800
Total vote	17,416,294	18,845,300
Less administrative recoveries	833,673	745,000
Net operating expenditures	16,582,621	$18,100,300
Less: Net interest income and administrative fees credited to provincial revenues, and other credits to capital surplus of the Province	1,238,736	
Excess of expenditures over revenues	$15,343,885	

3. Subsequent Events

Subsequent to March 31, 1983, the Nova Scotia Legislature has passed Bill 66, an Act creating the Department of Housing. The Act has been given Royal Assent but has not been proclaimed pending the drafting and approval of the regulations governing the operation of the Department by the Governor in Council.

The Department of Housing will assume all the assets and liabilities of the Housing Commission as at the date the Act is proclaimed.

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
SCHEDULES SUPPORTING FINANCIAL STATEMENTS
AS AT MARCH 31, 1983

	1983	1982
SCHEDULE I: Accounts Receivable		
Canada Mortgage and Housing Corporation	$ 3,622,935	$ 5,517,824
Municipal Governments	1,321,061	1,475,856
Other	179,547	205,299
	$ 5,123,543	$ 7,198,979
SCHEDULE II: Mortgages Receivable (by Program)		
Part I - Rural and Native Housing	$ 9,017,763	$ 7,082,239
Part II - Co-operative Housing	47,927,544	50,880,727
Part V-C		
- Provincial Housing Emergency Rehabilitation	2,270	9,005
Canada-N.S. Home Insulation and Electric Conversion	20,837,294	25,095,321
Provincial Self-Help	9,023,336	3,978,942
Apartment Conversion	125,385	160,737
Small Loan Assistance	1,274,284	1,312,210
Non Profit Mortgage	1,110,210	325,755
New Home Mortgage	18,896,442	15,266,848
Buy Now Build Later	2,419	-
	$108,216,947	$104,111,784
Less: Allowance for doubtful recoveries	640,783	270,667
	$107,576,164	$103,841,117

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
SCHEDULES SUPPORTING FINANCIAL STATEMENTS
AS AT MARCH 31, 1983

	1983	1982
SCHEDULE III: **Investment in Land Housing Projects**		
Part II - Public Housing - Section 40	$38,882,717	$35,416,069
Part II - Public Housing - Section 43	31,945,687	32,041,534
Part IV - Housing for Rental Purposes	445,076	467,057
Part IV - Lease Purchase Properties	7,227,573	5,578,581
	78,501,053	73,503,241
Part V - Land and Property Bank	7,200,200	4,949,817
Land Assembly	33,938,999	49,756,243
Other	149,648	132,851
	41,288,847	54,838,911
Less - Land sales to date on projects in progress	17,848,394	29,502,143
Unrecovered costs	23,440,453	25,336,768
Part VI - Commission owned foreclosed properties	555,734	221,828
	102,497,240	99,061,837
Less - Allowance for doubtful recoveries	3,781,263	6,167,829
	$98,715,977	$92,894,008

SCHEDULE IV: **Accounts Payable**

Due to Canada Mortgage and Housing Corporation		
Public - Housing Subsidies	$ 94,165	$ 98,631
Part I - Rural and Native Housing	1,624,419	1,372,122
Part II - Public Housing	1,011,839	959,968
Part V - Land and Property Bank	11,184	-
	2,741,607	2,430,721
Due to Others		
Lease Purchase Insurance	32,016	-
Housing Authorities	3,903,196	2,030,248
Part II - Public Housing	824,162	761,576
Land Assembly	24,741	116,095
Security and land deposits	201,614	74,921
Miscellaneous	5,263	2,349
	4,990,992	2,985,189
	$ 7,732,599	$ 5,415,910

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
SCHEDULES SUPPORTING FINANCIAL STATEMENTS
AS AT MARCH 31, 1983

	1983	1982
SCHEDULE V: Notes Payable		
Canada Mortgage and Housing Corporation		
Part II - Public Housing - Sect. 43	$28,740,743	$28,938,741
Part III - Co-operative Housing	47,029,969	49,765,174
Part V - Land Assembly	7,509,963	8,012,491
	83,280,675	86,716,406
Department of Regional Economic Expension - Advances	117,618	122,222
	83,398,293	86,838,628
SCHEDULE VI: Trust Accounts		
The following trust accounts are held by the Department of Finance.		
Deposits from mortgagors for taxes	$ 793,566	$ 755,313
Mortgage insurance	415,894	283,773
Miscellaneous	74,065	30,588
Holding account	12,113	61,647
	$ 1,295,638	$ 1,131,321

PROVINCE OF NOVA SCOTIA
NOVA SCOTIA HOUSING COMMISSION
SCHEDULES SUPPORTING FINANCIAL STATEMENTS
AS AT MARCH 31, 1983

SCHEDULE VII: Interest Revenue (by Program)

	1983	1982
Apartment Conversion	$ 14,898	$ 18,125
Co-operative Housing	5,852,612	5,722,864
Canada-N.S. Home Insulation and Electric Conversion	1,392,910	1,093,905
Lease Purchase	965,392	619,558
New Home Mortgage	2,031,215	623,393
Non Profit Mortgage	98,904	18,943
Other	260,492	182,539
Provincial Self-Help	947,572	345,674
Public Housing	7,132,988	5,873,542
Rural and Native Housing	1,139,252	702,462
Small Loans Assistance	90,310	55,235
	$19,926,545	$15,256,240

SCHEDULE VIII: Grants and Assistance (by Program)

Assisted Home Ownership	$ 691,480	$ 724,197
Provincial Housing Emergency Rehabilitation	257,198	432,860
Neighbourhood Improvement	294,080	429,472
Other	721,160	461,465
Public Housing	7,239,703	6,633,224
Rural and Native Housing	722,247	448,776
Senior Citizens Assistance	3,327,968	4,188,397
	$13,253,836	$13,318,391

SCHEDULE IX: **Administrative Expenses**

Other	$ 108,782	$ 140,291
Supplies and services	401,160	406,090
Salaries and wages	3,354,666	3,204,099
Special services	95,471	163,751
Travel	193,938	247,631
	$ 4,154,017	$ 4,161,862